



HUNTERS
FOR SALE
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20 Boyce Street, Walkley, Sheffield, S6 3JS

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Asking Price £210,000

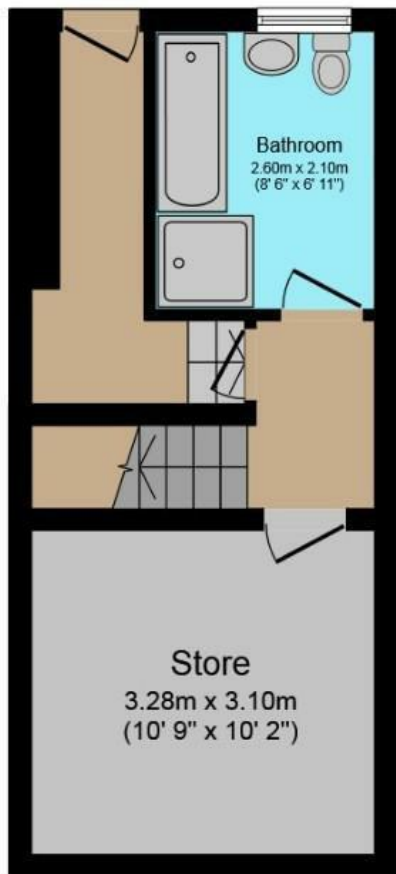
Nestled in the heart of Sheffield on Boyce Street, this charming three-bedroom mid-terraced house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The fitted kitchen is a standout feature, complete with an integrated oven and a convenient door leading to the cellar head, which provides additional storage space.

The property boasts three well-proportioned bedrooms, with the master bedroom featuring a private door that opens to a convenient WC, enhancing the functionality of the living space. The lower ground floor is particularly impressive, housing a modern four-piece bathroom that includes both a bath and a separate shower cubicle equipped with an electric shower, catering to all your bathing needs.

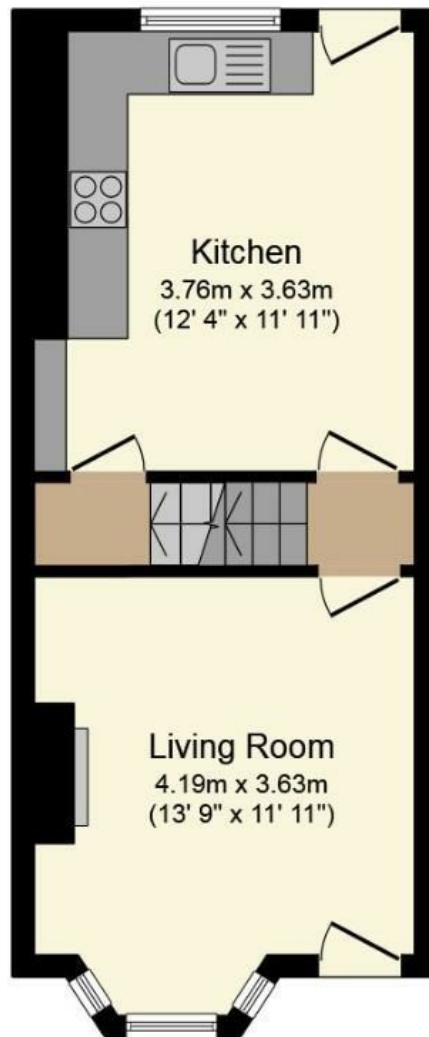
One of the highlights of this home is the balcony that extends from the kitchen, offering a lovely seating area where you can enjoy your morning coffee or unwind in the evening. The rear garden, accessible from the lower ground floor, provides a perfect outdoor retreat for relaxation or entertaining guests.

This property is ideal for families or professionals seeking a comfortable and well-equipped home in a vibrant area. With its thoughtful layout and desirable features, this mid-terraced house on Boyce Street is a wonderful opportunity not to be missed.

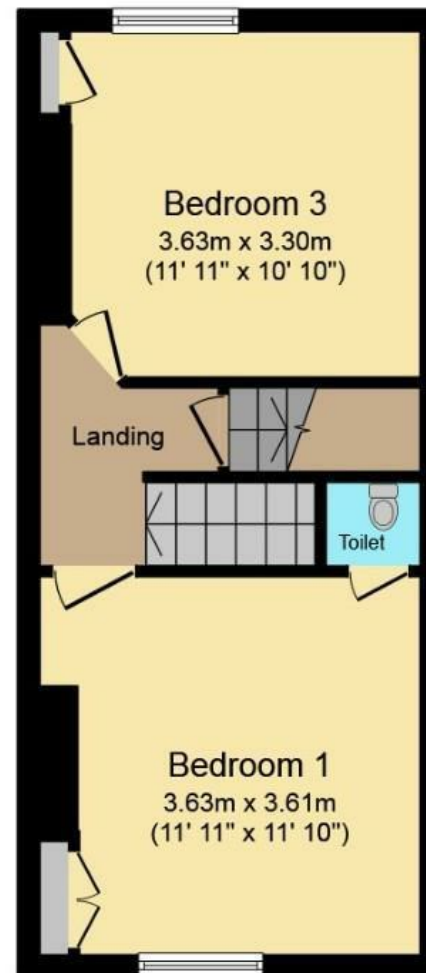
Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



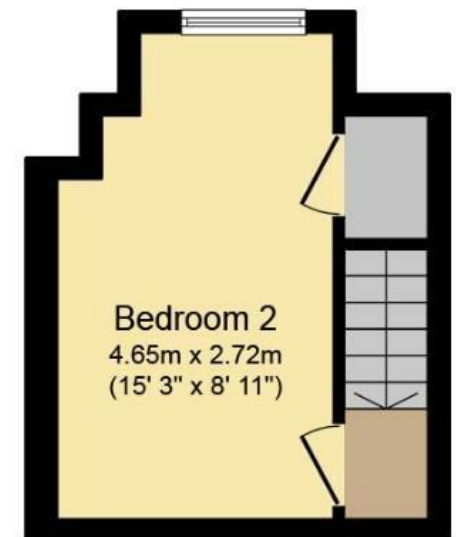
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 105.7 sq.m. (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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GENERAL REMARKS

TENURE

This property is a Leasehold with a term of 200 years from 18th October 1966 and a ground rent of £5.00 per annum.

RATING ASSESSMENT

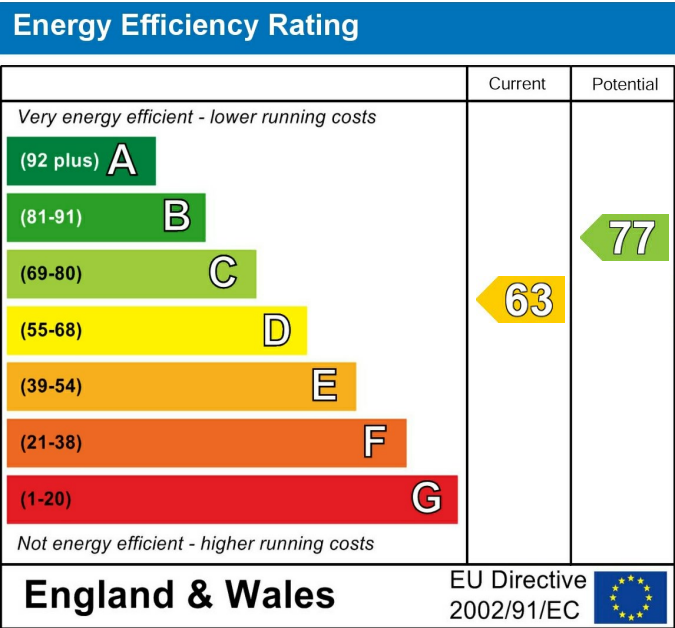
The property is assessed for Council Tax purposes to Band A

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECU



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









